

Courtesy Of Dave B Johnston Of RE/MAX River City

## \$410,000 - 122 McLaughlin Drive, Spruce Grove

MLS® #E4429598

**\$410,000**

3 Bedroom, 3.50 Bathroom, 1,442 sqft

Single Family on 0.00 Acres

McLaughlin\_SPGR, Spruce Grove, AB

Very clean and well taken care of fully finished 1,442 sq ft 2 storey style half duplex in the McLaughlin neighborhood in Spruce Grove. The main floor has laminate flooring, and open style floor plan featuring family room great room style with gas fireplace, island style kitchen, with tile backslash, appliances included, breakfast nook, and a 2 piece bathroom. The upper level has a large primary bedroom with a 4 piece bathroom, and the other 2 bedroom are spacious in size along with another 4 piece bathroom and a Bonus Room and Study area. The basement is fully finished with a large open entertainment room and a 3 piece bathroom. The exterior is fully landscaped, fenced, vinyl siding, very private, and has a patio door leading to a large attached deck, which backs onto a private green area. The McLaughlin community is walking distance to the Tri Leisure center, parks, playgrounds, shopping, and all amenities. You will not find a cleaner home. This immaculate property shows a 10 out of 10.

Built in 2011

### Essential Information

MLS® # E4429598

Price \$410,000



Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,442
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	122 McLaughlin Drive
Area	Spruce Grove
Subdivision	McLaughlin_SPGR
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0K3

### Amenities

Amenities	See Remarks
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Park/Reserve
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 7th, 2025

Days on Market                14

Zoning                            Zone 91

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 21st, 2025 at 2:32am MDT